EDC Sustainable Performance Framework

August 2023

Ebbsfleet
DEVELOPMENT CORPORATION

EBBSFLEET GARDEN CITY

Contents

1. Introduction 3

- Welcome to Ebbsfleet
- Ebbsfleet Development Corporation
- Introducing the Sustainable Performance Framework
- Policy context
- Relationship to other documents
- Site context & level of influence

2. Sustainable performance measures 9

- Introduction
- How to apply the measures
- How to use the performance tables
- Carbon and energy
- Water
- Waste and materials
- Health and wellbeing
- Natural environment
- Enterprise and social inclusion

3. Accreditation and certification 30

Welcome to Ebbsfleet

Ebbsfleet Garden City is an emerging new planned community developing on brownfield land on the banks of the River Thames between Dartford and Gravesend in North Kent, and has been designated by Government as the first new garden city in a century.

The Ebbsfleet Implementation Framework sets out the vision for Ebbsfleet based on garden city principles, where London meets the Garden of England on the banks of the River Thames.

Ebbsfleet seeks to exploits its strategic location and excellent transport connections to continue the tradition of great placemaking in the UK. Combining the best of urban and rural living within the unique landscapes inherited from its industrial legacy, the plans for Ebbsfleet aim to embrace neighbouring communities and towns, creating cohesive communities connected by modern public transport, offering a diverse range of opportunities to live, work and play for people of all ages, backgrounds and incomes.

The development will deliver upto 15,000 homes within well-designed and well-served neighbourhoods. Local centres will provide workplaces and schools to enable residents to enjoy a high quality of life, with easy access to everything they need for healthy and successful lives.

Ebbsfleet Development Corporation

The Ebbsfleet Development Corporation (EDC) is an Urban Development Corporation established by Government in 2015.

Our objective is to secure the regeneration of the designated urban development area within the Dartford Borough Council, Gravesham Borough Council and Kent County Council areas - through the delivery at pace of the vision set out in the Ebbsfleet Implementation Framework.

We are the local planning authority for development management functions within the urban development area.

Whilst the Corporation has a direct role in investing and delivering projects within the area, we also play a crucial leadership role, partnering and collaborating with stakeholders – public, private and voluntary sector – to deliver the overall vision. These partnerships form the bedrock of EDC's work.

Sustainability in Ebbsfleet

The Ebbsfleet Implementation Framework defines six key moves to embed exemplary sustainability and resilience into the masterplanning, travel systems, utilities and green infrastructure of Ebbsfleet. These moves ensure Ebbsfleet is planned as a collection of walkable neighbourhoods, that make it easy, safe and attractive to walk and cycle across the area, and to adopt active and healthy lifestyles.

In 2021 EDC published the Ebbsfleet Environmental Sustainability Framework and Action Plan to bring together our activities around environmental sustainability into a single programme.

This programme compliments EDC's placemaking work around economic development, inclusive growth, community development and social value, to cover all three pillars of sustainable development.

The Ebbsfleet Environmental Sustainability Framework has been developed from the relevant United Nation's sustainability goals, which have been assimilated into five priority areas; Energy+Carbon, Water, Waste and Materials, Health and Wellbeing, and the Natural Environment.

The associated action plan includes over 80 actions across all five priority areas, and focuses on the sustainability of the place that we are building in Ebbsfleet, the facilitation of sustainable behaviours within our communities, and improving our own organisational performance.

Ebbsfleet Environmental Sustainability Framework

Strategic priority	Ebbsfleet Environmental Outcomes
Carbon + Energy	Energy use: Ebbsfleet will aim to be net zero carbon upon completion
	Energy generation & distribution: EDC projects aim to be exemplar in energy generation and usage
Water	Water use: Minimise net water supply from outside the Ebbsfleet Garden City area
	Water quality: Provide access to a broad range of affordable leisure and sports activities within Ebbsfleet's water courses
	Flood resilience: EDC projects to prioritise green and blue sustainable drainage to achieve resilience to 1% annual exceedance probability
Waste and materials	Waste reduction : Minimise construction and operational waste and maximise domestic recycling
	Waste reduction : Promote circular economy through EDC procurement, partnerships, and investment
	Healthy materials : Promote sustainable building materials within EDC projects (where appropriate)
Health and wellbeing	Environment: Create a healthy environment where people are empowered to enjoy a high quality of life and improved life expectancy, supported through sustainable buildings and civic infrastructure
	Sustainable travel : Net zero travel-based carbon emissions per person per day
	Healthy buildings : Deliver comfortable and accessible buildings
Natural Environment	Greening the city : To create a healthy, biodiverse and attractive landscape, including 400 ha of newly accessible green and blue spaces that supports active lifestyles by 2035
	Biodiversity : To achieve net positive species impact by 2035

Introducing the Sustainable Performance Framework

The Sustainable Performance Framework has been developed to define the ambitions for the sustainability of EDC development projects across the five priority areas of the Ebbsfleet Environmental Sustainability Framework, and a sixth area to support inclusive growth. This Framework identifies a set of objectives and corresponding measures that EDC will aim to meet, in order to deliver on the overarching outcomes for environmental sustainability in Ebbsfleet.

Audiences

This document is intended for:

- EDC: To provide a common understanding of sustainability and to provide consistent messaging and guidance to enable enhanced sustainable performance within our own development projects
- Project design teams: To inform the briefing, feasibility testing and design evolution of projects within Ebbsfleet.
- Development partners and contractors: To convey our level of ambition and to set out performance measures, as well as additional guidance around how to achieve them.

Framework Structure

This document is structured as follows:

1. Introduction: This section outlines the purpose of this document, the audience that it is intended for and summarises EDC's vision and strategic priorities. It also maps the national and local policy context and presents the relationship of this document to supporting EDC strategies.

2. Sustainable performance measures: This section sets out the sustainable performance measures. For each priority area, the framework sets out the vision, objectives and a best practice case study.

3. Accreditation and certification: Provides a basic overview of how EDC's sustainable performance measures align with, and can support the delivery of broader industry accreditation tools and systems.

Relationship to other documents

The starting point for the development of this Sustainable Performance Framework (SPF) was the list of outcomes and actions that were set out within the Ebbsfleet Environmental Sustainability Framework. The measures set out in this document have been mapped against existing actions to ensure alignment and coverage.

Supporting strategies and the EDC Corporate Plan and Governance framework have been reviewed to ensure that the measures and implementation process aligns to previous work done and, where possible, embeds into the existing process.

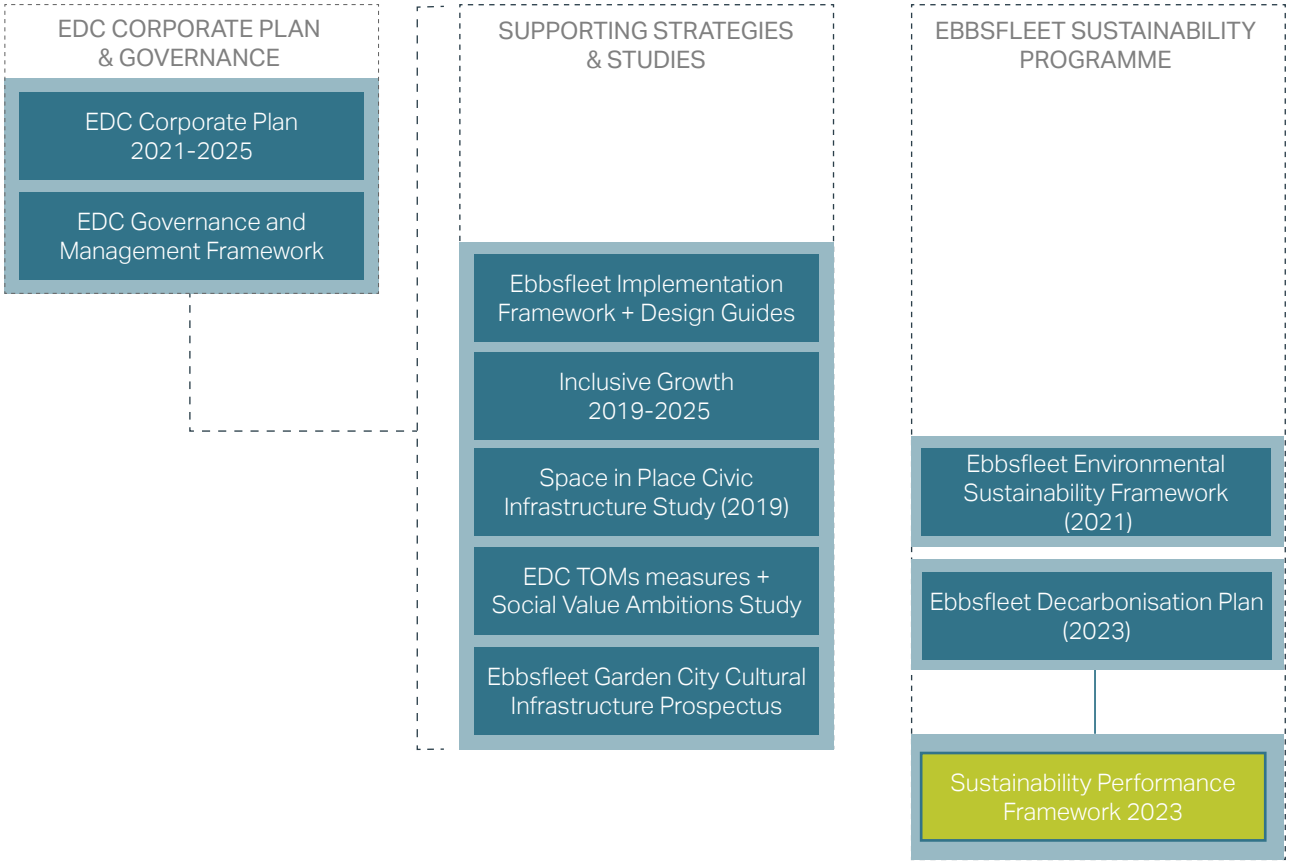
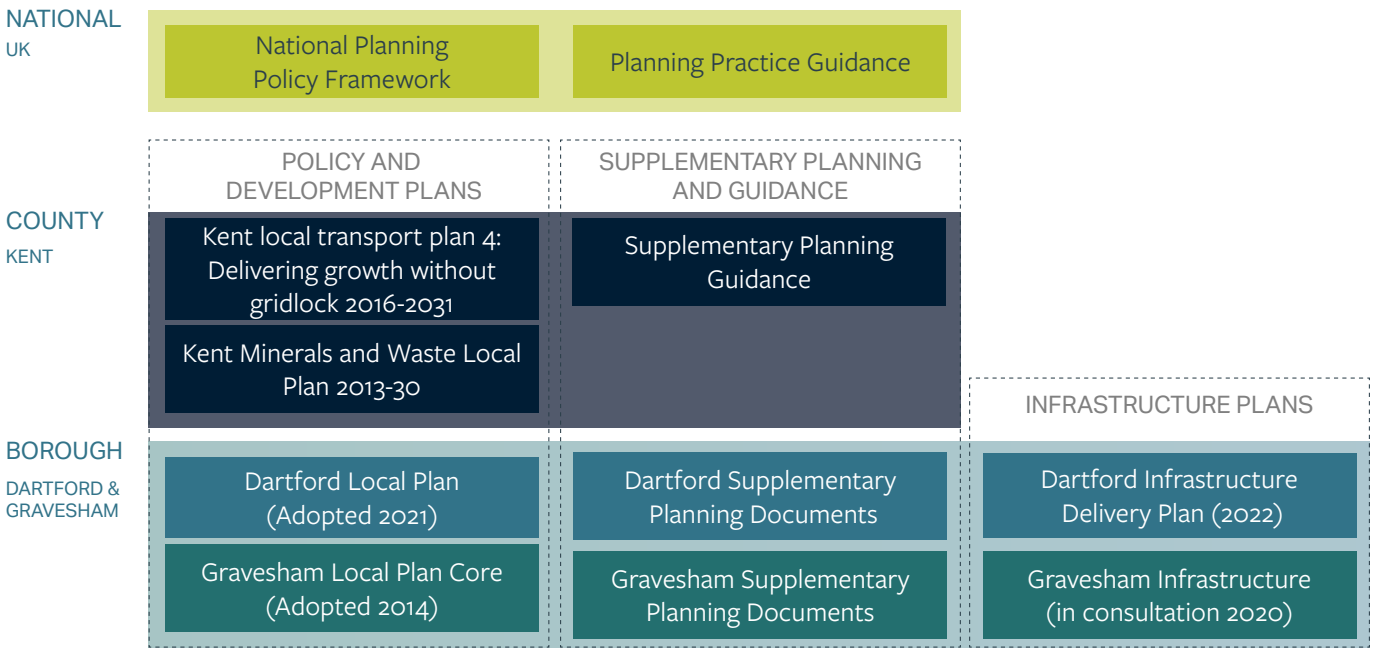

EDC CORPORATE PLAN & GOVERNANCE
EDC Corporate Plan 2021-2025
EDC Governance and Management Framework
SUPPORTING STRATEGIES & STUDIES
Ebbsfleet Implementation Framework + Design Guides
Inclusive Growth 2019-2025
Space in Place Civic Infrastructure Study (2019)
EDC TOMs measures + Social Value Ambitions Study
Ebbsfleet Garden City Cultural Infrastructure Prospectus
EBBSFLEET SUSTAINABILITY PROGRAMME
Ebbsfleet Environmental Sustainability Framework (2021)
Ebbsfleet Decarbonisation Plan (2023)
Sustainability Performance Framework 2023

Figure 1. Mapping the relationship of this Sustainable Performance Framework to other documents.

Policy context

Key policy documents at the national, county and borough level have been reviewed to ensure that the measures set out in the Sustainable Performance Framework align to policy. EDC's development boundary spans across Dartford and Gravesham Boroughs, and sits more widely in Kent County Council. Key sustainability actions, aspirations and requirements from each borough are outlined to the right.



Gravesham Borough Council	Dartford Borough Council
– Declared a climate emergency in June 2019 – Goal to be net zero carbon by 2030 – Requirement to achieve BREEAM 'Excellent' rating for commercial buildings in the water category – Ambition for all water bodies to reach 'good' status	– Declared a climate emergency in October 2019 – Ebbsfleet central must ensure that 90% construction waste is diverted away from landfill – BREEAM 'Excellent' is a requirement for all non residential development over 1,000sqm – Each site must provide at least 30% open space – Requirement to protect and enhance SSSI on Swanscombe Peninsula.

Figure 2. Policy map of key policy documents that have been reviewed.

02

Sustainable performance measures

This section sets out our environmental sustainability performance measures for EDC development projects across the priority areas; Carbon+Energy, Water, Waste and Materials, Natural Environment and Health and Wellbeing and Inclusive Growth

Overview

Ebbsfleet's sustainable performance measures are structured within six priority areas, the five environment priority areas defined within the Ebbsfleet Environmental Sustainability Framework, and a sixth section to support EDC's ambitions for inclusive economic growth, community development and social value.

Each of the six priority areas is presented with a vision statement, exemplar case study and a set of sustainability measures that EDC will seek to deliver within our development projects.

The table to the right demonstrates how the Framework's measures will deliver against the outcomes for each priority area within the Ebbsfleet Sustainability Framework.

A policy review for each of the strategic priority areas can be found in Appendix A.

Strategic priority	Ebbsfleet Environmental Outcomes	sub-outcomes within sustainable performance measures
Carbon + Energy	Energy use: Ebbsfleet will aim to be net zero carbon upon completion	Net zero, Perform as designed
	Energy generation & distribution: EDC projects aim to be exemplar in energy generation and usage	Net zero, Perform as designed
Water	Water use: Minimise net water supply from outside the Ebbsfleet Garden City area	Water use
	Water quality: Provide access to a broad range of affordable leisure and sports activities within Ebbsfleet's water courses	Water quality
	Flood resilience: EDC projects to prioritise green and blue sustainable drainage to achieve resilience to 1% annual exceedance probability	Resilient
Waste and materials	Waste reduction : Minimise construction and operational waste and maximise domestic recycling	Circular, Zero waste, Sharing economy enabled
	Waste reduction : Promote circular economy through EDC procurement, partnerships, and investment	Circular, Zero waste
	Healthy materials : Promote sustainable building materials within EDC projects (where appropriate)	Healthy environment
Health and wellbeing	Environment: Create a healthy environment where people are empowered to enjoy a high quality of life and improved life expectancy, supported through sustainable buildings and civic infrastructure	Healthy environment
	Sustainable travel : Net zero travel-based carbon emissions per person per day	Connected
	Healthy buildings : Deliver comfortable and accessible buildings	Healthy environment
Natural Environment	Greening the city : To create a healthy, biodiverse and attractive landscape, including 400 ha of newly accessible green and blue spaces that supports active lifestyles by 2035	Biodiverse, Resilient
	Biodiversity : To achieve net positive species impact by 2035	Biodiverse, Pollution, Water quality
Enterprise and social inclusion	14 TOMS Outcomes	An inclusive, diverse and creative economy,

How to apply the performance measures

The sustainable performance measures are intended to provide a useful tool to support project teams working on EDC development projects.

The measures provide a consistent framework for our project teams, consultants and partners to discuss, model, test and review sustainable performance. They also provide clarity on the key performance areas that will be most impactful, and the associated metrics and performance levels that we will consider, in order to deliver against EDC's environmental sustainability outcomes.

In developing these measures we have carefully considered established industry metrics and performance levels, with a particular focus on the RIBA Sustainable Outcomes Framework and LETI guidance, to ensure EDC's approach is aligned with sustainable best practice within the wider industry, and supports a convergence around a shared performance level for development in the UK.

A detailed methodology for implementing the testing and application of these measures within EDC's project management processes has also been developed to support these performance measures. This implementation process provides the necessary flexibility to consider the feasibility, cost and practicalities of delivering these measures throughout the project management process, and update the sustainable performance measures if necessary.

The measures can be applied to the following project types;

- Residential / mixed use development
- Commercial development
- Schools and community buildings
- Public realm and infrastructure

Meanwhile Projects

Whilst the focus of this document is on new and permanent buildings, many of the measures are also appropriate for temporary development or construction taking place as part of a 'meanwhile' project. It is anticipated that a tailored approach will be needed to identify any measures that may be excluded or modified for such meanwhile projects. It should also be noted that there are distinct opportunities for meanwhile sites to maximise on circular design approaches, due to the short-term nature of them, that permanent project may find more challenging.

Review

EDC shall review these measures every two years to ensure they remain deliverable and aligned with delivery of the ambitions within the Environment Sustainability Framework

How to read the performance measure tables

The performance measures are set out in a table for each priority area that is structured in the following way;

				Perfromance measure applied to project typology					
Outcome	**Performance measure**	**Metric**	**Implement from**	**Public realm and infrastructure**	**Residential**	**Commercial**	**Schools & Community buildings**	**Operational principles**	**Context / Reference**
Biodiverse	Biodiversity Net Gain	% biodiversity net gain (BNG)	2025	Achieve the 10% biodiversity net gain on each plot, or through offsetting within the Ebbsfleet Urban Development Boundary.				Operators to manage and maintain biodiversity to protect habitats and species.	10% biodiversity net gain is mandatory through the Environmental Bill.
	Urban Greening Factor	Urban Greening Factor	2025	N/A	0.4	0.3	N/A	Operators required to follow management and maintenance plans as set out in Soft Landings user guides, to ensure the defined areas and typology of cover are protected and maintained.	This target can be used alongside the BNG target to ensure that green infrastructure is designed in. Urban greening reduces heat, absorbs pollution from the air and promotes biodiversity, and is already being implemented across London
	Tree canopy cover	% tree canopy cover of amenity and public realm outdoor spaces	2025	>20% of any masterplan to be covered in trees, using UK Forestry Commission tree canopy calculation methodology.				Operators required to manage and maintain trees within their site, and replace when necessary to preserve the tree canopy .	Measure has been derived from UK Forestry Commission and Woodland trust research and recommended ambition for a non-coastal town. Dartford has a current tree canopy of 16%, and Gravesham of 10.6% (2016). The measure is included to promote the provision of an 'urban forest' within Ebbsfleet to enhance biodiversity, and provide shading, flood resilience, carbon

Sets out the name for each measure, and the corresponding outcome it will deliver against within the Ebbsfleet Environmental Sustainability Framework.

Identifies a metric for each measure that provides a simple quantitative method for measuring performance and demonstrating delivery of the measure.

A stepped approach has been provided for some measures, to ensure that each measure aligns with best practice over time, based on anticipated strengthening of local and national policy.

The metric for each measure has been interpreted for key project typologies, to ensure measures remain feasible and impactful. Where projects include numerous typologies, the corresponding measure should be applied to each building type and / or public realm area separately if possible.

Sets out implications and guidance for building / facility operators (e.g. management companies, the Ebbsfleet Garden City Trust etc) on implementing planned sustainable performance, and any associated monitoring and reporting where appropriate.

Provides a basic commentary on how the measure has been derived, and how it compares to current industry standards and targets

Carbon and energy

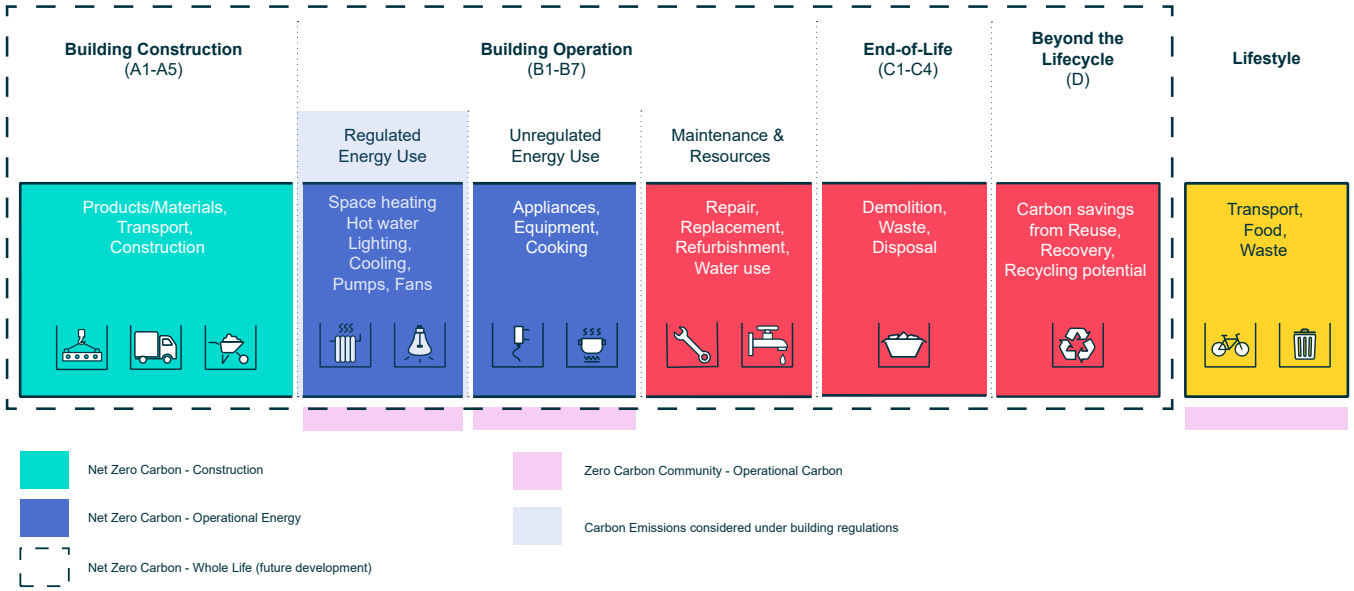


Figure 3.1 Net zero definitions across a buildings lifecycle

Vision & context

All EDC projects will aim to be net zero carbon on completion, ensuring that carbon emissions are mitigated at every stage of the project's life cycle. Development will minimise upfront (embodied) and operational carbon emissions through good design decisions and material choices. Where appropriate, solar panels will be maximised on roof areas to provide on-site renewable energy.

The performance gap is a key challenge facing the construction industry. EDC will work to close the gap, collaborating with partners in our supply chain and adopting the principles of Soft Landings, including the use of feedback loops, smart metering and post occupancy evaluation.

Objectives

1. Minimise upfront carbon through investing in innovation in our supply chain and through maximising the efficiency of our designs.
2. Follow passive design principles to minimise operational energy and reduce residents' energy bills.
3. Generate renewables energy and procure Renewable Energy Guarantees of Origin (REGO) backed renewable sources.
4. Close the performance gap through embedding soft landings at an early stage and installing smart meters that allow residents to get information and guidance on their energy consumption.

Exemplar case study

Agar Grove, in Camden is one of the largest Passivhaus-approved development in the UK. It allowed Camden Council to deliver net zero ready homes that were fit for purpose. The biggest challenge to achieving Passivhaus was achieving the required air tightness on this scale. Using a 'fabric first' approach, the homes balance energy performance and human comfort, whilst allowing residents to save 70% on their heating bills.

Carbon and energy Performance measures [1/2]

				Performance measure applied to project typology					
Outcome	**Performance measure**	**Metric**	**Implement from**	**Public realm and infrastructure**	**Residential**	**Commercial**	**Schools & Community buildings**	**Operational principles**	**Context / Reference**
Net Zero	Upfront carbon	Upfront carbon (A1-A5) kgCO2 e/m2 (GIA)	2025	Establish RIBA Stage 2 baseline and demonstrate reduction path in line with PAS2080 methodology. Benchmark baseline against the US EPA UEOSSP dataset construction carbon budget of 0.171 kgCO2e/£ spend	<500 kgCO2 e/m2	<600 kgCO2 e/m2		Operators should aim to model and/or monitor embodied carbon emissions generated through redevelopment, refurbishment and demolition.	This measure focuses on addressing upfront carbon / embodied carbon, and includes the production stage of the materials including the extraction, transport to the factory and manufacturing and also the carbon associated with construction, which includes transportation to the site and installation. Measure derived from LETI targets / RIBA 2030 outcomes.
			2030		<300 kgCO2 e/m2	<350 kgCO2 e/m2	<300 kgCO2 e/m2		
	Whole life carbon	Whole life Carbon Modules A-C (excluding B6-B7) kgCO2e/m (GIA)	2025	Report	<800 kgCO2 e/m2	<970 kgCO2 e/m2		Operators should aim to track and report operational carbon emissions through established organisational reporting systems.	This measure focuses on considering all life stages of building construction, operation and de-construction, including upfront carbon, maintenance, repair, refurbishment, replacements and end of life disposal. Measures derived from RIBA 2030 Climate Outcomes, which have been aligned to upfront carbon targets using the LETI Embodied Carbon Target alignment table.
			2030		<450 kgCO2 e/m2	<530 kgCO2 e/m2	<400kgCO2 e/m2		
	Operational : Space heating	Space heating kWh/m2	2025	N/A	15 kWh/m2			N/A	Measure covers energy required for heating buildings, calculated through standard industry modelling. Measure derived from LETI targets for space heating energy demand in new buildings
	Operational : Energy Use Intensity (EUI)	kWh/m2/y GIA	2025	N/A	≤35 kWh/m2/y	≤55 kWh/m2/y		N/A	Energy use intensity measures both regulated and non regulated energy used in a space (excluding space heating). Measure derived from LETI targets and RIBA 2030 climate outcomes.
	Operational : Renewables	Amount of on site renewable energy generation / procurement of renewable energy in operation	2025	Test feasibility for on site solar array	Maximise renewables to aim for 70% roof area coverage	Maximise renewables to aim to generate the annual energy requirement for at least two floors of the development on-site		Operators should aim to procure 100% of energy from renewable energy tariffs which align with UKGBC three principle hierarchy (energy attribute , renewable source and additional) See UKGBC for further details.	Maximising the renewable energy generated on site is critical to achieving the net-zero target in the decarbonisation plan, as well as contributing to the electrification of the national grid. Measure derived from LETI 2030 targets
	Low carbon energy infrastructure	Co2 emissions	2025	Deliver zero carbon heating, hot water and electricity				N/A	The measure is focused on both building and district-scaled heating and energy generation systems, avoiding combustion and the use of fossil fuels including gas.
	HFCs	Application of HFCs	2025	Avoid use of HFCs, demonstrated through project Sustainable Material Strategy.				N/A	HFCs are green house gases that also have health impacts that affect respiration. Measure is already beiong applied, including at Meridian Water and LLDC.

Carbon and energy Performance measures [2/2]

				Performance measure applied to project typology					
Outcome	**Performance measure**	**Metric**	**Implement from**	**Public realm and infrastructure**	**Residential**	**Commercial**	**Schools & Community buildings**	**Operational principles**	**Context / Reference**
Perform as designed	Performance gap	Soft Landings and Post Occupancy Evaluation	2025	Follow Soft Landings process (schools / commercial) Adopt relevant Soft Landings principles (public realm and residential)				Follow Soft Landings stages 6-7 (Handover, in use) on commercial, schools and community buildings, and apply relevant principles to remaining asset types.	This measure aims to ensure that building services and systems are used as intended, to optimise sustainable performance. Soft Landings provides a practical framework for designers, contractors and operators to smooth the transition from construction to operation, and reduce the performance gaps.
	Metering	% buildings with a comprehensive metering strategy	2025	N/A	100% including sub-metering approach for occupiers			Operators should aim to meter, measure and report annually to EDC or delegated authority for first 3 years of operation to enable validation of modelling, and to reduce performance gap.	Metering allows for commercial occupiers to monitor energy use within different parts of the building to check the building is performing as expected

Water Performance measures

Vision & context

Gravesham and Dartford are some of the driest areas in the Southeast, with typically half the average rainfall of Sydney in Australia. There is a need to ensure that future development minimises the net water demand to ensure that there is enough water to meet the needs of existing and new residents.

Ebbsfleet's proximity to the River Thames and the River Ebbsfleet also means that despite this low level of rain, there is a need to ensure that the site is resilient to flood risk. These rivers and lakes will also provide opportunities to improve the amenity and ecological value of these areas too, whilst enhancing the quality of the water. For example, Blue Lake is situated in a former quarry, and has the opportunity to be a focal point of the community, bringing people together for leisure and sports.

Ebbsfleet provides the opportunity to consider water as an integrated system across neighbourhoods, buildings streets and landscapes, to provide access and collect, store, reuse and treat our water to drive down water-use significantly.

Objectives

1. Ensure that EDC sites are resilient to tidal and surface water flooding.
2. Improve the water quality to enhance the amenity of water bodies and to allow wildlife to flourish.
3. Minimise potable water use to reduce pressure on water demand.

Exemplar case study

Eddington, Cambridge has been designed with an integrated rainwater attenuation system to help prevent localised flooding. A combination of blue and green roofs and swales are used to collect water in the newly formed lakes to ensure that the risk of localised flooding is minimised. The stormwater is stored and recycled for non-potable water uses such as flushing loos. This will ensure that each person uses no more than 80 litres per person per day..

Water Performance measures

				Perfromance measure applied to project typology					
Outcome	**Performance measure**	**Metric**	**Implement from**	**Public realm and infrastructure**	**Residential**	**Commercial**	**Schools & Community buildings**	**Operational principles**	**Context / Reference**
Resilient	Flood resilience	% buildings protected against 1:100 +35% climate change flooding	2025	100% buildings protected against 1:100 +35% climate change flooding				N/A	Planning requires that no buildings are exposed to 1 in 100 year flood risk. The additional requirement ensures future climate scenarios and associated extreme weather patterns are also tested as they are becoming increasingly common.
	SuDs	SuDs design	2025	Aim for 100% above ground attenuation If it is not possible to achieve on all parts of the site, the design team will need to provide comprehensive justification for the reasons why.				N/A	Measure aimed at increasing surface based SuDs to add more multifunctionality to them, reducing surface water runoff, improving the water quality by filtering out pollutants, providing irrigation and supporting biodiversity (supporting BNG target).
	Surface water run off	Runoff volume	2025	Control runoff to greenfield volume where possible and at minimum no net increase in runoff volume from existing state.				N/A	Surface water runoff can flood areas and runoff volume should be designed in. Measure is generally aligned with objective within KCC drainage planning guidance and derived from BREEAM Pol 03.
Water quality	Water quality	Environmental Agency water quality score	2027	Aim to minimise watercourse pollution and achieve Environmental Agency criteria 'good' for any water bodies within the site boundary.				Where water-based facilities are provided within the site boundaries of an operator, the operator will monitor water quality to a level to enable that activity to be safely undertaken, and report on the water quality.	This measure is a requirement in the Gravesham Local Plan (2014), and the measure will help to support it. Only 14% of rivers in the UK meet 'good' ecological status under the Water Framework Directive. Aspiring for Good is ambitious but necessary, especially since some water bodies are intended to be used for leisure purposes.
Water use	Leak detection	Leak detection systems	2025	N/A	Install leak detection systems and flow control devices			Soft Landings user guides will cover guidance for monitoring for leak detection, and operator should monitor water usage, to enable them to identify unusual water usage. Operators should aim to meter, measure and report annually to EDC or delegated authority for first 3 years of operation to enable validation of modelling, and to reduce performance gap.	Leak detection is necessary to ensure that water is not wasted that the sustainable water measures can be met. This measure supports BREEAM Wat 03 (and the associated guidance should be followed)
	Water use	Water usage per person/BREEAM criteria	2025	No permanent irrigation of public realm / landscape	<80l/p/d	BREEAM 'Excellent' target for water	<1.5m3/pupil/y	Soft Landings user guides will provide briefing on water reduction measures included. Operators should aim to promote water reduction behaviours through their own maintenance and management, and the behaviours of facility users	Residential , school and community buildings measures are derived from RIBA 2030 Climate Outcomes. The commercial measure is from the draft Dartford Local Plan, 2021. Achieving these measures will involve a mixture of approaches including: integrated attenuation tanks, greywater recycling, blue roofs and efficient fittings. The extent of any blue roofs will be subject to balancing demands for roof space for other sustainability / functional outcomes.
			2030		<75l/p/d		<0.5m3/pupil/y		

Waste and materials Performance measures

Vision & context

The construction industry is one of the world's largest consumers of raw materials and produces around a third of the world's waste.

The scale of EDC's projects provides us with the opportunity to apply innovation in the design, construction and operation of our places. We can aim to design out waste, promote the growth of the circular economy in Kent, mainstream modern methods of construction and encourage the use of recycled, healthy and sustainably-sourced materials.

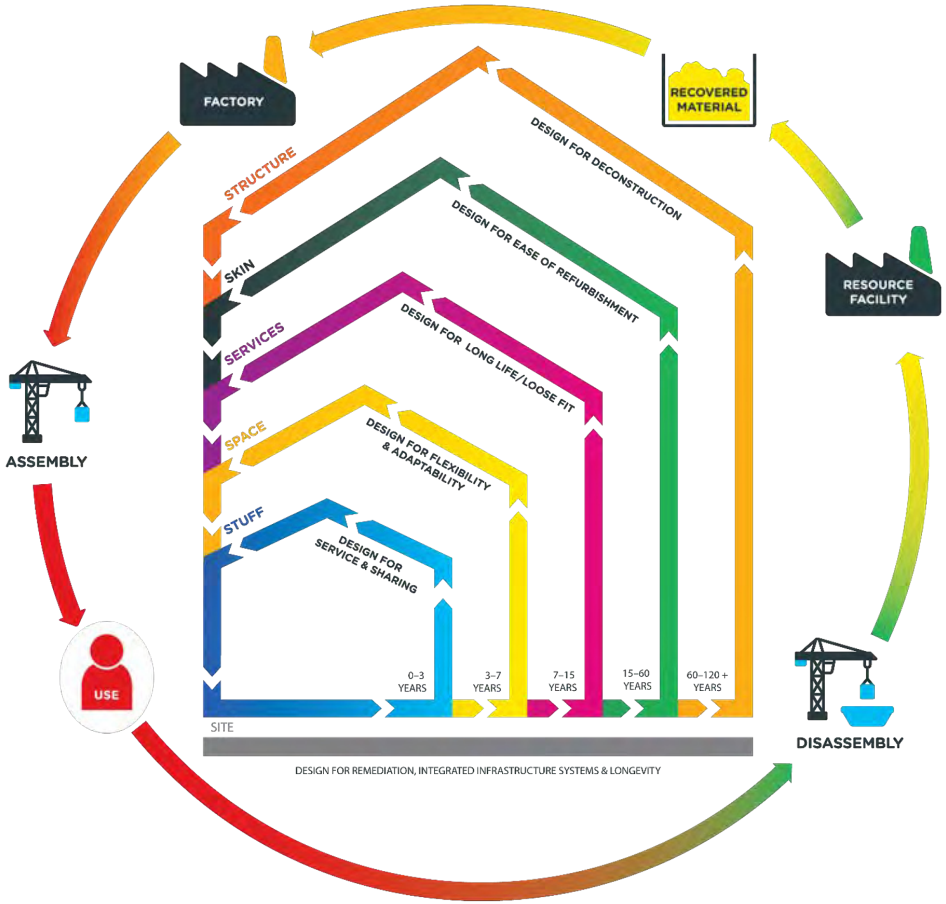
The design and operation of the operational waste management systems could also encourage residents to similarly reduce their waste, through recycling, composting, and the adoption of a sharing economy.

Objectives

1. Apply established design and construction tools to reduce waste during construction and operation.
2. Collaborate with relevant stakeholders to promote circular economy within design and construction practices.
3. Promote use of sustainable and healthy materials within projects.
4. Provide options and opportunities to enable residents to minimise waste and make sustainable lifestyle choices.

Exemplar case study

Enfield Council launched an excess materials exchange platform to enable high value reuse of materials. This platform was initiated as part of the Meridian Water mixed-use urban development, where many materials have been salvaged, such as 18,000 bricks reclaimed from a building as pictured above.



usefulprojects

Based on Brand, S. (1994). How Buildings Learn.

Figure 3.2 Layers of a building and lifecycle.

Waste and materials Performance measures [1/2]

				Perfromance measure applied to project typology					
Outcome	**Performance measure**	**Metric**	**Implement from**	**Public realm and infrastructure**	**Residential**	**Commercial**	**Schools & Community buildings**	**Operational principles**	**Context / Reference**
Circular	Building retention	Number of buildings retained	2025	Report to EDC/ delegated authority on x% existing floor area of buildings and/or infrastructure items that are retained/reused				N/A	There are a small number of existing industrial buildings and associated infrastructure within the development area. This metric is to ensure that the potential to reuse these buildings and materials is explored.
	Circular sourcing	% building materials by volume that are reused, recycled, secondary and renewable in construction	2025	>30%					Both measures are derived from LETI (Embodied Carbon Primer) This measure is required to reduce the amount of virgin materials that are used
			2030	>50%					
	Responsible sourcing	% construction materials by volume that are responsibly sourced	2025	100% of key construction materials responsibly sourced*, and detailed through Sustainable Procurement Plan within planning application				Operator should aim to ensure key procured goods and services and materials for maintenance and refurb (as defined by BREEAM Guidance Note 18 category 3.1) are responsibly sourced.	*Responsibly sourced as defined by BREEAM Guidance Note 18, key materials include: concrete, steel, glass, insulation, timber, aluminium, brick and gypsum. Requirement is now widely used across major projects, including Meridian Water and LLDC.
	End of life reusability	% building materials/ elements reusable at end of life by volume/tonnage	2025	N/A	Aim for >50% of "Space" layer and 50% of whole building materials/ elements designing for disassembly and reuse			Soft Landings user guide will include details on materials and specification, to enable operator at end of life to trace materials, and enable appropriate disassembly and recycling.	Design team will need to consider how buildings elements and materials can be reused at the end of life. The space layer should be focused on as it includes internal partitions, internal finishes. The greater-than measure has been applied for this layer as this is the layer that has a short lifecycle due to different tenants/ residents changing the space within their home. Ultimate future ambition would be to introduce 'material passports' to ensure that the operator can trace their materials at end of life through use in a BIM model.
			2030		Consider introduction of site wide material passports				
	Earthworks balance	Cut and fill balance	2050	Avoid exporting earth to outside the Ebbsfleet boundary. Explore opportunities to use excess soil on site including for proposed blue lake infill and other landscape features.				N/A	

Waste and materials Performance measures [2/2]

				Perfromance measure applied to project typology					
Outcome	**Performance measure**	**Metric**	**Implement from**	**Public realm and infrastructure**	**Residential**	**Commercial**	**Schools & Community buildings**	**Operational principles**	**Context / Reference**
Zero waste	Construction waste	Waste to landfill and % incinerated	2025	Zero non-hazardous waste to landfill and <10% incinerated.				N/A	Measure is already being applied within the UK, and being achieved as either a developer policy or a planning condition. For example LLDC have already achieved a 95% reduction in waste to landfill, reported through WRAP usage tool. The alternative for waste sent to landfill is often incineration which emits multiple pollutants, hence the target for incineration.
	Modular design, MMC, Prefabrication	% Pre Manufactured	2030	N/A	50% of construction material manufactured offsite			N/A	Modular, MMC and prefab all reduce the building programme and waste due to efficiencies in the manufacturing process. The measure assumes that these methods of construction would be feasible for half of the construction at Ebbsfleet.
	Operational waste	Reuse, recycling and waste provision	2025	Provide waste and recycling collection facilities in all parks and open spaces and Level 1 streets.	Provide dedicated space for segregation of waste, ensuring that residents are no further than 30m from deposit point. Ensure that storage in home meets needs of those that are disabled BS 8300:2009 and that dedicated spaces are provided for bulky waste			Operator to implement waste management plan set out in Soft Landings user guide. Provide consistent and user-friendly signage for residents, aim to eliminate single use plastics, and support any available composting systems.	These measures are derived from best practice principles for good waste management that aims to increase the recycling rate within buildings.
Sharing economy enabled	Sharing economy	% floor area dedicated to the sharing economy/circular uses	2025	N/A	Aim to provide dedicated spaces in apartment buildings for the sharing economy e.g. library of things	N/A	Dedicate spaces in community buildings for the sharing economy e.g. library of things and proximity of sharing economy spaces to dwellings	Operators of facilities that include shared resources need to consider management plan within their operational plans.	The sharing economy encourages people to use shared facilities such as a library of things or car/bike clubs, rather than purchase their own item, to improve resource efficiency. This model means that an organisation/supplier is responsible for maintenance of the item and extends the length of its life. Dedicating spaces in buildings will enable spaces can be leased by sharing economy uses.

Health and wellbeing Performance measures

Vision & context

One of the key principles of the Garden City movement is to design places that promote good health and wellbeing and allow residents to lead active lifestyles. Ebbsfleet is one of ten NHS 'Healthy New Towns', which seeks to promote health and wellbeing at every stage of the design and operation. Health will be designed in from the masterplan level down to the materials used in homes, to make it easier for residents to be active.

EDC projects will promote low carbon and active forms of transport and create comfortable internal and external environments that promote good health and wellbeing.

Objectives

1. Create walkable neighbourhoods that allow residents to be in a 5 minute walk of day to day amenities.
2. Design in active travel and low carbon infrastructure to promote a high uptake of sustainable transport.
3. Minimise air and noise pollution to create a place that is comfortable day and night.
4. Develop healthy homes that embrace the Healthy Homes Act principles to provide homes that are safe, secure, accessible, light, quiet and comfortable and resilient to climate change.

Exemplar case study

Vauban, a neighbourhood in Germany, provides an exemplar in how it's design promotes sustainable transport. The neighbourhood was designed as a car-free community, with extensive bike infrastructure, generous green spaces, and pedestrian-friendly streets. As a result, car usage is significantly lower, and cycling and public transport usage are much higher than the regional average.

Health and wellbeing Performance measures [1/3]

				Perfromance measure applied to project typology					
Outcome	**Performance measure**	**Metric**	**Implement from**	**Public realm and infrastructure**	**Residential**	**Commercial**	**Schools & Community buildings**	**Operational principles**	**Context / Reference**
Connected	Local amenities	% of residential homes are located within 5 minute walk of 3 key services and 15 minute walk from 6 key services	2025	N/A	100%	N/A			Measure promotes walkable neighbourhood where everyday facilities are within a 5 minute walk, t reduce the need for travel. Key services are defined in BRE Housing Quality Mark ONE as: Post office, ATM, Bank, GP or medical centre, Pharmacy, supermarket or grocery store. Implementation Framework masterplanning principles for walkable neighbourhoods is aligned with the measure.
	Cycle parking & facilities	No. cycle parking spaces & facilities per person	2025	Design in safe and secure bike storage spaces for visitors	1 cycle space per resident	Provide 1 space per every 10 staff Provide 1 shower for every 10 cycle storage spaces (subject to minimum of 1 shower). Number of lockers should equal number of cycle spaces	Preschool: 1 space per 10 staff Primary: 5 spaces per form or class in a year group Secondary/sixth form/higher education: 1 space per 10 staff and pupils	Operator to ensure that cycling facilities are managed in alignment with the Soft Landings user guide, so that provide safe, secure and functional services of cyclists of all abilities.	Residential measure builds on current requirement of 1 space per bedroom set within EDC's Sustainable Travel Strategy, to make appropriate for higher density development. Commercial and Schools & Community buildings measure is derived from BREEAM Tra02
	Car club	Distance from car club and ratio of car/number of units	2025	Minimum 2 car club parking pays within 5 minute walking radius of neighbourhood 1 car per 100-199 units 2 Cars per 200-399 units 3 cars 400+ units				Operators should continue to provide and maintain any car clubs spaces provided within their site, and promote the use of car clubs by staff and users of the site and facilities. Requirements should be included in Soft Landings user guide.	Measure derived from EDC Sustainable Travel Strategy.
	Mobility as a Service (MaaS)	% journeys undertaken by shared micro mobility options	2025	Aim to provide local mobility hubs within 400m radius of all residents within new masterplans. Mobility hubs should provide a choice of local mobility travel options, that may include car share, bike share, bike hubs, bus stops and support the implementation of any Ebbsfleet 'Mobility as a Service' scheme.				N/A	Measure is generally already incorporated into a number of masterplans within Ebbsfleet, and aligned with local, county and national policy and guidance. Micro mobility is important for last mile connectivity and discourages car use for shorter trip e.g. to the station in Ebbsfleet.
	Public transport	Distance from building entrance to public transport stop	2025	400m				Ensure public transport provision is adapted to suit the phasing of the development	This measure is derived from Ebbsfleet Implementation Framework, as well as being incorporated into numerous Local Plans across the UK and aligned with the walkable neighbourhoods model to ensure key facilities and services are within a 5 minutes walk of most residents.
	Digital connectivity	WiredScore certification	2025	Design for WiredScore Gold certification, or an equivalent metric to demonstrate high quality digital connectivity.				Operator to aim to provide high quality digital connectivity aligned with planned provision. Digital connectivity requirements to be set-out within Soft Landings user guide.	WiredScore ensures resilience of fibre networks, looks at mobile coverage and future proofs connectivity. This is essential to ensure that people can work from home, or communal work spaces and has additional commercial value.

Health and wellbeing Performance measures [2/3]

				Perfromance measure applied to project typology					
Outcome	**Performance measure**	**Metric**	**Implement from**	**Public realm and infrastructure**	**Residential**	**Commercial**	**Schools & Community buildings**	**Operational principles**	**Context / Reference**
	Air quality	Air quality improvement beyond baseline	2025	Aim to improve air quality over baseline levels in adjacent local authority areas, by following Air Quality Positive Guidance (Mayor of London)	Primary actions ; - Implement site-wide HGV management approach for construction phases - Deliver combustion free buildings (all electric systems) - Specify materials with low Total Volatile Organic Compound (TVOC) concentration, ensuring that indoor levels do not exceed 0.5mg/m3 averaged over 8 hours			Operators should continue to maintain and manage any air quality monitors provided within their sites/ buildings, and report to EDC / delegated authority for the first 3 years of operation to support in use verification and post occupancy evaluation.	A growing awareness of the implications of air quality in both external and internal environments on peoples health and wellbeing is leading to air quality monitors becoming increasingly common, and expected to become standardised during the lifetime of Ebbsfleet's build-out. Measures derived from BREEAM HEA02 (Indoor air quality) and WELL standards, and also being sought at Meridian Water.
	External noise levels	Maximum dB	2025	65dB Ldn (day-night average) for external amenities spaces Design to mitigate noise pollution from road, rail and adjacent construction sites	Aim to ensure no residential areas exposed to LAFmax (23:00-07:00) over 65 dB External amenities and green spaces LAeq,T (7:00-23:00) < 55dB	Background noise levels and noise rating are assessed. Noise levels at façades do not exceed 65dB (day), 55dB (night) during overheating condition. External noise levels LAeq,T: < 55dB (day)		Operators to monitor and measure noise levels in accordance with the approach set out within the Soft Landings user guide, or with any subsequently required Noise Management Plan.	Measure is derived from BREEAM SE 04 (Noise pollution) and aligned with BS 4142:2014, AVO Guide HQM 4.3.2 External Noise Sources. Exposure to noise can increase the likelihood of cardiovascular conditions and a broad range of mental health issues within people.
	Internal acoustic comfort	Use of relevant acoustic features	2025	N/A	Part E: Airborne sound insulation at least 5 dB better (above) Impact sound insulation at least 5 dB better	Relevant WELL acoustic features to be targeted based on building/ project type and occupancy profile	Part E: Airborne sound insulation at least 5 dB better (above) Impact sound insulation at least 5 dB better	Operators to monitor noise from service installations, and mitigate when necessary. Potential areas that need monitoring should be set-out in the Soft Landings user guide.	Measures for residential and schools and community buildings targets focus on cost effective basic enhancement of building regulations to reduce risk of noise pollution. For commercial spaces WELL sets out guidance to minimise noise emitting devices found in offices e.g. HVAC, mechanical equipment.
	External daylight and sunlight	Compliance with BRE 209 standard for external daylight and sunlight	2025	> 2 hours direct sunlight on the ground to 70% of open spaces on 21st March			> 4 hours direct sunlight on the ground to 50% of open spaces on 21st March	N/A	Measure follows BRE209 guidance but should be applied flexibly to take account of site conditions / orientation etc. Ensuring that external spaces receive good sunlight is important to achieve a vibrant public realm that people feel comfortable in.
	Internal daylighting	Compliance with minimum daylight standards	2025	N/A	>85% rooms that pass the internal BS EN 17037 daylight standard (medium level as a minimum)	Meet all WELL light feature pre-conditions as a minimum and undertake daylight simulation to measure performance		N/A	Measures derived from BREEAM HEA 01 (Visual comfort) and WELL criteria for commercial buildings . Daylight within buildings reduces energy consumption and significantly improves health and wellbeing outcomes.

Health and wellbeing Performance measures [3/3]

				Perfromance measure applied to project typology					
Outcome	**Performance measure**	**Metric**	**Implement from**	**Public realm and infrastructure**	**Residential**	**Commercial**	**Schools & Community buildings**	**Operational principles**	**Context / Reference**
Healthy environment	Overheating	All buildings to pass overheating criteria	2025	N/A	CIBSE TM59: 100% pass under 2050 weather scenario	CIBSE TM52/CIBSE Guide A: 100% pass under 2050 weather scenario		Operators to manage building / facilities in alignment with Soft Landings user guide to avoid, reduce and mitigate impacts of overheating. Operator to support any post occupancy evaluation by design team / third party to identify any overheating issues.	Measures derived from LETI / RIBA 2030 Sustainable Outcomes There is a significant risk of overheating within Ebbsfleet given its location, known climactic patterns and future climate scenarios.
	Wind comfort	Wind speed (m/s) sits within 'comfortable' level of Lawson Wind Comfort Criteria	2025	All masterplans and relevant reserved matters applications should demonstrate compliance with comfort criteria as reasonably as possible for proposed use of space and ensure no unsafe wind conditions (<15m/s)				N/A	A good microclimate ensures that the public realm is comfortable and that people want to spend time in it.
	Healthy materials	% surface area of materials that restrict VOC emissions	2025	N/A	All products to be tested to meet thresholds of VOC content from WELL 90% flooring, 75% insultation, ceiling wall panels from WELL[17]			N/A	Measure derived from WELL and aligned with BREEAM HEA 02 (Internal Air Quality) The off gassing of materials within buildings can significantly impact occupants health and wellbeing.
	Dual aspect	% dual aspect	2025	N/A	Aim to achieve 100% dual aspect and avoid north facing single aspect			N/A	Dual aspect allows for the above metrics to be reached easily and ensures good comfort levels in buildings. If this target can not be met due to constraints on site, mitigation can be achieved through enlarged floor to ceiling height, and consideration of other impacts such as noise and air quality.
	Housing Quality	Meet National Space Standards	2025	N/A	All homes to achieve; - Meet nationally described space standards - Meet EDC Balcony and outdoor Space Standards - M4 Part 2 where feasible - 2.6m minimum floor to ceiling height - Sprinklers for 4 storeys and above.	N/A	N/A	N/A	Measures derived from various guidance that ensures that homes are fit for purpose and have enough space for necessary functions, supporting the emerging Healthy Homes Act principles.
	Lifelong homes	No. of homes that follow key design requirements from Housing for Ageing Population Panel for Innovation (HAPPI)	2025	N/A	Report on each design stage and embed a tangible target into the project brief	N/A	N/A	N/A	HAPPI provides guidance and recommendations on how to design for an ageing population.

Natural environment

Vision & context

The landscapes of Ebbsfleet's quarries, lakes and rivers are rich in ecology, providing a diverse range of habitats that include the SSSI on the Swanscombe Peninsula, the Ebbsfleet Marshes and the calciferous stream of the River Ebbsfleet. While biodiversity has flourished within these former industrial areas, there remains a significant opportunity to enhance biodiversity connections and deliver an ambitious level of biodiversity gain. Furthermore, pollution of both ground and light should be mitigated to further enhance biodiversity.

This landscape also provides a broad range of opportunities to open up access to green space for residents, and use the space for exercise, recreation and community food production, while engaging with nature.

Objectives

1. Introduce modelling, measuring, management and reporting of biodiversity.
2. Promote inclusion of a broader range of green infrastructure into all project types.
3. Promote a planting programme within public realm and private gardens, that contributes to climate resilience.
4. Provide options and opportunities to enable residents to connect with nature and make sustainable lifestyle choices that support biodiversity.

Exemplar case study

Kidbrooke Village is set within 136 acres of open space, comprising areas of grassland, meadow, and wetland rich in plant and wildlife. At completion it managed to achieve a biodiversity net gain of 200%. To achieve this Berkeley Homes has developed its own 'Biodiversity Toolkit' to calculate enhance and manage biodiversity, and partnered with the London Wildlife Trust to transform the wetland to attract both people and wildlife.

Further info >

Natural environment Performance measures

Outcome	Performance measure	Metric	Implement from	Perfromance measure applied to project typology				Operational principles	Context / Reference
				Public realm and infrastructure	Residential	Commercial	Schools & Community buildings		
Biodiverse	Biodiversity Net Gain	% biodiversity net gain (BNG)	2025	Achieve the 10% biodiversity net gain on each plot, or through offsetting within the Ebbsfleet Urban Development Boundary.				Operators to manage and maintain biodiversity to protect habitats and species.	10% biodiversity net gain is mandatory through the Environmental Bill.
	Urban Greening Factor	Urban Greening Factor	2025	N/A	0.4	0.3	N/A	Operators required to follow management and maintenance plans as set out in Soft Landings user guides, to ensure the defined areas and typology of cover are protected and maintained.	This target can be used alongside the BNG target to ensure that green infrastructure is designed in. Urban greening reduces heat, absorbs pollution from the air and promotes biodiversity, and is already being implemented across London
	Tree canopy cover	% tree canopy cover of amenity and public realm outdoor spaces	2025	>20% of any masterplan to be covered in trees, using UK Forestry Commission tree canopy calculation methodology.				Operators required to manage and maintain trees within their site, and replace when necessary to preserve the tree canopy .	Measure has been derived from UK Forestry Commission and Woodland trust research and recommended ambition for a non-coastal town. Dartford has a current tree canopy of 16%, and Gravesham of 10.6% (2016). The measure is included to promote the provision of an 'urban forest' within Ebbsfleet to enhance biodiversity, and provide shading, flood resilience, carbon sequestration, and cooling, as well as improving health
	Ecological corridor	Compliance with Ebbsfleet Green Infrastructure Framework	2025	Report on number of connections				Operators should manage and maintain landscape to ensure these connections are retained and habitats are protected	Ecological corridors are essential to restore and preserve biodiversity as they allow movement between important habitats which support a diverse wildlife population. Ebbsfleet's Implementation Framework has identified a 'garden grid' which should be used to develop green infrastructure network plans for all masterplans.
	Green roof coverage	% roofs covered in green roofs	2025	N/A	> Aim for 20%* of roof area as a green roof (balancing the need for blue roofs, amenity space and PV on roofs)			Operator to manage and maintain green roofs, in compliance with guidance set out in Soft Landings user guide.	This measure will need to be tested for each projects to determined optimum use and function of roof, and balancing the need for green roofs, blue roofs, PV, plant equipment and amenity space.
Pollution	Ground pollution	% remediated contamination	2025	100% contaminated ground treated and remediated				Operators to manage and maintain assets in compliance with Soft Landings guidance, avoiding use of harmful chemicals / weedkillers, and using natural fertilisers.	Ground remediation is critical to supporting healthy habitats as well as human health.
	Light pollution	Provision of wildlife sensitive lighting and luminous efficacy	2025	Lighting strategy to consider the green infrastructure network, and need for dark corridors, and incorporate sensitive lighting systems where appropriate.				Operators to maintain external lighting in accordance with the lighting strategy and guidance in the Soft Landings user guide.	Light pollution disrupts the natural patterns of wildlife. Using wildlife sensitive lighting is more efficient and uses less energy.
Resilient	Drought resistant	% drought resistant species of trees, shrubs and ornamental planting specification	2025	100% of planting to be drought tolerant, using native and near native species as appropriate.				Operators to implement long term planting strategies as per guidance in Soft Landings user guides, and report on planting failures / replacements within first 3 years to EDC / delegated authority.	Specifying drought resilient plants minimises the amount of water required for irrigation and means the landscape is resilient to extreme weather events. Measures aligned with guidance in the Ebbsfleet Public Realm Strategy.
Food	Food growing	% of total gross development area (GDA) allocated to communal growing space	2025	A community garden or allotments should be provided within 400m of all residents.				Operators of sites that include a community garden, allotment, orchard or other growing facility should manage and maintain the facility in alignment with the guidance set out in the Soft Landing User Guide, and promote the use of the facility.	This measure supports the ambitions set out in the Implementation Framework, and aligns with HQM ONE technical manual (2018). Food growing brings the community together and provides access to healthy affordable food.

Inclusive growth and community development

Vision & context

Ebbsfleet aims to create a thriving economy that benefits everyone in the community. It will aim to provide diverse tenure types for homes and businesses, ensuring that people of all backgrounds have access to affordable housing and the opportunity to start and grow businesses. Ebbsfleet will be designed with continual community input, with residents and businesses working together to shape the development's future.

Objectives

1. Involve the community in meaningful engagement and co-design, and ensure that feedback is recorded and fed into the design at multiple stages throughout the process.
2. Focus on delivering the social goals derived from the Garden City Principles, ensuring that residents have access to excellent social infrastructure in their neighbourhood, and across the Ebbsfleet area.
3. Ensure that Ebbsfleet is inclusive and accessible for all.
4. Boost the local economy by creating spaces for different sized businesses and different industries in upport of Ebbsfleet's Inclusive Growth Strategy

Exemplar case study

The Royal borough of Kensington and Chelsea Council recently introduced a social investment lease which allows the Council to lease retail units at a discounted rate, to generate social value. It is a way to lease retail units to those who may not otherwise have the means or space to launch a new business.

Inclusive growth + community development Performance measures

				Perfromance measure applied to project typology					
Outcome	**Performance measure**	**Metric**	**Implement from**	**Public realm and infrastructure**	**Residential**	**Commercial**	**Schools & Community buildings**	**Operational principles**	**Context / Reference**
EDCs Social Value* Measures	EDC has identified 18 core social value TOMs (Themes, Outcomes and Measures) that focus on jobs, economic growth, community and environmental commitments and are based on activity identified as being able to meet local needs								
Inclusive Growth	Creative industry	No. creative and cultural jobs and businesses created	2025	Design in spaces, facilities and tenure types that attract and support targeted sectors within the Ebbsfleet Inclusive Growth Strategy- 1) Creative production 2) Health, education and innovation sectors				N/A	This target is taken from the Ebbsfleet Inclusive Growth Strategy and the Thames Estuary Production Corridor's 'Case for investment'; Appendix 2 - performance measures.
	Diversity of housing tenure	No. tenure types	2025	N/A	Aim to provide a range of different housing types and tenures in all development phases.	N/A	N/A	N/A	Including a mix of housing tenures will create a diverse and more resilient community and housing market within Ebbsfleet, as well as supporting the current housing demand of existing communities within Dartford and Gravesham.
	Diversity of business tenure	No. tenure types for businesses	2025	N/A	N/A	Design in spaces for businesses of different sizes	N/A	N/A	Diversity of business tenure enables a diverse range of people to work within Ebbsfleet, and also ensures that it is inclusive for smaller businesses and organisations.
	Community participation in co-design	No. of community engagement events through design, delivery and operation	2025	Use available digital engagement platforms consistently throughout the design process to provide a portal for all briefing and community engagement activities, and to provide feedback on community proposals and ideas. Use co-design events to upskill the community on design, and enable them to engage in project design at both RIBA Stages 1 and 2 as a minimum.				N/A	Facilitating meaningful engagement with local people and stakeholders allows them to shape the character, quality and type of place that develops in Ebbsfleet, ensuring development reflects local ambitions, and enables a greater sense of ownership, identity and pride for local people.
	Accessibility	Access to all age groups, neurodiversity and mobility needs	2025	Include an access consultant witin the design team enable besr practoce accessibility. All public buildings and public spaces to aim to meet the London Legacy Development Corporation's Inclusive Design Standards				N/A	This measure focuses on delivering against the principles within the vision statement for Ebbsfleet that it will be accessible to people at all life stages and abilities. Ensuring that the Ebbsfleet is inclusive for all, require access requirements for all to be designed in.
Community development	Community infrastructure	Diversity of community infrastructure over baseline and against engagement outcomes	2025	Design of community facilities should follow the 'Space in the Place' community building report.				N/A	EDC's 'Space in the Place' report sets out the approach to the planning and design of community infrastructure promoting co-design, co-location and cross-programming across cultural, sports and recreational facilities.

*Social Value can be achieved and measured against development of community assets where benefits are delivered for local residents, community groups and businesses that are over and above the core contract/core performance measure.

03

Accreditation and certification

This section provides an overview of how the sustainable performance measures align with and support current industry accreditation and certification tools and systems.

Accreditation and certification

Accreditations and certifications are useful tools to achieve sustainable outcomes. These tools offer third party verification of the approaches and as such are independent measures that are well understood and allow for benchmarking across the industry. However, they can often be generic and apply credits which are not context specific and hence they can have unintended consequences when used as a 'tick box' or 'points chasing' exercise.

To address this issue, EDC'S Sustainable Performance Framework establishes specific sustainable outcomes for EDC projects. Specific criteria and principles from industry-standard accreditations and certifications have been absorbed into these performance measures to ensure that EDC's measures remain fully aligned with best practice, while prioritising delivery of the most impactful sustainable outcomes.

However, there is still value in pursuing accreditations as tools to complement the Sustainable Performance Framework. Some examples include:

- There is already a planning policy requirement to achieve a certain score for BREEAM for certain assets
- Accreditations contain more granular requirements which have not all been captured in the performance measures table. (e.g. the WELL tool)
- Achieving a high score for accreditations can add value to a development, for example a high WELL score can boost commercial value of an office space and attract more tenants.

The following matrix presents the most frequently used accreditation and certification schemes within the UK development context. We have indicated where:

- The scheme is already mandated through policy (M)
- Principles of the scheme have been captured in the performance standard (A)
- A site and project specific decision should be made around which are the most appropriate schemes to follow (R)

Where a current planning policy requires the use of a specific tool, this should be captured in the project brief and embedded in all contracts and procurement documents as necessary.

	Masterplan infrastructure	Asset types		
	Public realm and infrastructure	Residential	Commercial	Schools & Community buildings
Environmental performance				
BREEAM Communities/Infrastructure	A			
BREEAM New Construction Excellent (S&C for assets >1000m2)			M	M
BREEAM New Construction Outstanding (S&C for assets >1000m2)				M (for community buildings)
HQM One	A	A		
NABERS/DfP			R	
Passivhaus		R	R	R
WiredScore	R	R	R	
Soft landings	A	A	A	A
Health and well-being				
Building with Nature	R			
Building for a Healthy Life		R		
HAPPI		R		
WELL Building Standard Gold			R	

M: Mandatory
A: Adopting principles
R: Review and decide

Accreditations applied to asset types

4.1 Accreditation and certification tools and systems

Environmental Performance

Health and wellbeing

BREEAM Communities/Infrastructure

BREEAM Communities is a way to certify the sustainability of large-scale development by integrating sustainable design into the masterplanning process. It helps embed sustainability into the early stages of the masterplan design process and encourages stakeholder consultation and collaboration with relevant stakeholders at early stages. Achieving BREEAM Communities provides the foundations that can support higher certification grades for BREEAM building assessments on site.

NABERS

NABERS is a reliable system for rating the energy efficiency of office buildings across the UK. It provides a rating from 1 to 6 stars that helps building owners to understand their building's performance versus other similar buildings providing a benchmark for progress. There are 2 products: NABERS energy and NABERS Design for Performance. The operations of NABERS UK is overseen by BRE, the Better Building Partnership and NABERS.

BREEAM New Construction

BREEAM New Construction is a performance-based assessment method for certifying new buildings. It can be applied to most asset types and considers a range of environmental criteria that include: management, health and wellbeing, energy, transport, water, materials, waste, land use and ecology, pollution and bonus credits for innovation.

Passivhaus

Passivhaus adopts a whole-building approach to measure performance focusing on high quality construction. It is a tried and tested solution that allows for net-zero operational delivery providing a high level of occupant comfort using a fabric first approach.

HQM One

HQM helps house builders demonstrate the high quality of their homes an to differentiate them in the marketplace. It clearly indicated high standards for running costs, health and wellbeing benefits and environmental footprint associated with living in the home. HQM contains some mandatory items that must be included, then for the other standards you can aim for a specific star rating (up to 5 credit stars).

WiredScore

WiredScore is a global rating system that assesses and certifies the digital connectivity and technological infrastructure of commercial and residential buildings. It can be accredited at the neighbourhood level and building level and is based on a building/neighbourhood technological infrastructure including its internet connectivity, cabling infrastructure, wireless coverage, and cybersecurity measures.

Soft Landings

Soft landings is a process to ensure smooth handover to buildings users (operators and residents). More information about soft landings can be found in the action list in section 5.6.

Building with Nature

Building with nature is a best practice standard for professionals delivering high quality green infrastructure. The standard considers what good looks like at each stage of the development process. It provides a shared framework of principles that guide the design process. Getting accredited can reduce planning uncertainty, help to engage local communities and attract consumers who value the benefits of living with nature.

WELL Building Standard

The WELL Building Standard is a performance-based system for measuring, certifying and monitoring features of the built environment in order to deliver spaces that enhance human health and wellbeing. WELL is a global benchmark for health and includes 10 concepts (in v2), including: air, water, nourishment, light, movement, thermal comfort, sound, materials, mind and community. Every WELL project is verified through on-site testing of building performance, called the Performance Verification, where schemes can score Bronze, Silver, Gold or Platinum certification.

Healthy Streets

Transport for London's (TFL) Healthy Streets Initiative aims to improve the health and well-being of people in London by creating streets that are safe, attractive, and accessible for everyone. The initiative is based on ten principles: people first, healthy air, safe and secure, easy to navigate, enjoyable, integrated, clean and well maintained, sustainable and resilient, inclusive and collaborative.

Ebbsfleet Sustainable Performance Framework v0.1
Developed by;

usefulprojects
part of the Useful Simple Trust

Ebbsfleet
DEVELOPMENT CORPORATION

EBBSFLEET GARDEN CITY